



**BOARD OF DIRECTORS**

Sheryl Frank  
*president*

William Bather  
*vice president*

Andria Knapp  
*secretary-treasurer*

Ray Gamble

Judy Henthorn

**HANDY  
PHONE NUMBERS**

Independence Square  
Townhouses office  
816.252.0444

Police (Non-emergency)  
816.325.7300

Police (Emergency)  
911

Metro Public Safety  
816.436.0401

Animal Shelter  
816.621.7722

Animal Control Dispatcher  
816.325.7205

Report Power Outage  
816.325.7550

Great Plains SPCA  
21001 E. Highway 78  
Independence  
913.808.3372

Hours:

Noon to 7 p.m. Tues. – Fri.  
11 a.m. to 6 p.m. Sat. – Sun.

Citizens Information Center  
816.325.7000

**Annual meeting  
to be held  
September 19**

Members of Independence Square will vote to fill two positions on the board of directors at this year's annual meeting.

The meeting will be at the clubhouse. Sign-in begins at 6:30 p.m. and the meeting starts at 7 p.m. on the third Wednesday in September, the 19th.

Door prizes will be awarded.

Only members in good standing can vote. Any member with an unpaid balance of more than 30 days cannot vote. If you cannot attend, you may vote by proxy.

Members voting by proxy must appoint another member in good standing to vote on their behalf. No attending member may cast more than his or her vote plus one proxy vote.

**NEWSLETTER MINUTES**

**August 21, 2018  
Board Meeting**

**Board members present:** Bill Bather, vice president; Andria Knapp, secretary-treasurer; Judy Henthorn and Ray Gamble

**Board member absent:** Sheryl Frank, president

**Staff present:** Alexis Martin, on-site manager, Martha Ramcke, assistant manager; and Mike Leach, maintenance superintendent

**Also attending:** Melva Linville with Linville Management Services, Inc., and Dudley Leonard, cooperative attorney

Bill called the meeting to order at 5:45 p.m.

Minutes of the July board meeting were approved. The next meeting is the annual meeting on September 19.

Dudley reviewed the attorney status report.

*Continued on next page.*

## Open Session

Six members signed in. Bill welcomed them and called the session to order at 6 p.m.

Mike gave the maintenance superintendent's report. Gutter cleaning has been completed. The retaining wall on Buildings 2 and 8 has been replaced.

A tree behind 1373 has been removed.

The fence behind Buildings 2 and 13 will be replaced next month.

Parking lots have been sealed and striping completed. Replaced since July 17 were one refrigerator, one bath faucet, one kitchen floor, three bath floors, one tub, one water heater and two bath sinks.

There have been three move-ins and three move-outs. Of 109 work orders called in, 102 have been completed. A new maintenance technician will start on August 29.

Alexis presented the office report.

One membership is for sale and two applications are pending. Four move-ins are scheduled. Three intents to vacate have been filed. No units are currently available. The annual meeting is on Wednesday, September 19, and two board positions are open. The office will be closed for Labor Day, September 3.



*Andria Knapp, board secretary-treasurer, awards a \$25 door prize to Phyllis Cannon whose name was drawn during the open session of the August meeting.*



*Judy Henthorn, board member, awards a \$200 referral bonus to Wellington Rodriguez for referring a qualified new member to Independence Square Townhouses.*

Melva presented the managing agent's report.

One application has been approved and one denied. Linville Management processed \$107,327.29 in accounts payable for the month of July.

Financial reports were mailed to the board on August 7.

Bill opened the floor to member comments.

Phyllis Cannon won the door prize drawing. Wellington Rodriguez received a \$200 referral bonus.

The open session ended at 6:20 p.m.

The board convened for an executive session at 6:30 p.m. and the meeting was adjourned at 7:15 p.m.

## Reminder

School has started.

Please watch for children getting on and off the buses.

## Remember to mow fenced back yards

Members are responsible for mowing fenced backyards.

Grass must be no higher than eight inches and the yard must be kept free of clutter.

If you receive notice from Maintenance to mow your yard, you will have 48 hours to do so. If not mowed during this time, Maintenance will mow and a fee will be charged.

If you leave for vacation, remember to make arrangements to have your yard mowed while you are gone.

If Maintenance has to mow, your account will be billed for the service. If a member gets three notices for mowing violations during mowing season, the fence will be removed.

## Charges apply for bulky trash disposal

The waste disposal company that collects trash from the dumpsters also will haul away large items.

There is a charge, however, for large items the trash collector picks up and hauls away. Costs range from \$3 to \$20 and include chairs, couches, television sets, microwaves, vacuums, tables, dressers, mattresses, bed frames, gas grill and other oversized items.

Please call the office to find out what the fee is.

## Standing water breeds mosquitoes

Members with wading pools for children are reminded to empty their pools daily.

Pet owners who leave bowls of drinking water outdoors for their pets are also asked to provide fresh water daily.

Standing water becomes a breeding ground for mosquitoes and the diseases they can spread.

## Members receive \$200 referral bonuses

Members of Independence Square Townhouses receive \$200 checks as referral bonuses when an applicant they

recommend becomes a member.

Wellington Rodriguez received a referral bonus during the open session of the August meeting.

We thank our members for their vote of confidence in our cooperative and for helping us attract qualifying new members.

Word-of-mouth recommendations are our best source of new members. When you tell others to consider Independence Square for their new home, it means that you enjoy living here and that you know someone else who would be a good neighbor for us.

The referral should be mentioned at the time of application.

The referring member will receive \$200 after the applicant moves in.

## Dates to Remember

### September 2018

Carrying charges due: September 1

Labor Day observed: September 3

Carrying charges delinquent: September 10

Annual meeting: September 19  
Doors open at 6:30 p.m.

Delinquent accounts sent to attorney: September 20

### October 2018

Carrying charges due: October 1

Carrying charges delinquent: October 10

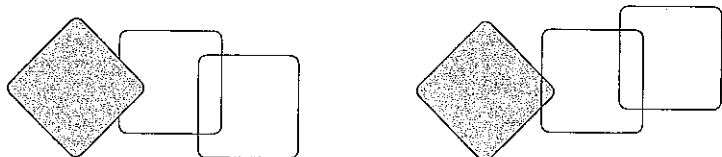
Board meeting: October 16  
Open session at 6 p.m.

Delinquent accounts sent to attorney: October 22

### Please note:

*The Independence Square newsletter, "Around the Square," publishes two months of dates in every issue.*

*The newsletter is published and delivered mid-month.*



# Running for re-election: Sheryl Frank

Hello, my name is Sheryl Frank. I have lived at Independence Square Townhouses for more than 30 years and wouldn't change a thing. I love living here. Most of you have probably seen me walking my little black and white dog, Angel, around the townhouses every day.

I have 40 years experience working in public relations. And I have owned my own vending business in the past. I have been volunteering at Great Plains SPCA for the past six years and I am retired; so, I will have plenty of time to devote to Independence Square Townhouses.

I have been a board member of Independence Square Townhouses for the past nine years. I am currently serving as president of the board of directors. I have chaired and served on various committees off and on over the past 19 years. During this time, I have taken several training courses from the Midwest Association of Housing Cooperatives (MAHC). I am also classified as a Certified Cooperative Director.

I do care about the community I live in and I will work hard to keep Independence Square Townhouses an affordable and enjoyable place to live. I feel that we need representation from various age groups to get different points of view and new ideas so that the board can work together as a whole to meet the needs of our members.

I am a candidate for the Board of Directors of Independence Square Townhouses. I would like the opportunity to continue to serve on the board for the next three years. I would like to be a part of making our community the best that it can be. If given the chance, I will not disappoint you: I will serve you well.

I would greatly appreciate your support in the upcoming election on September 19 at 7 p.m. Doors open at 6:30 p.m.

Thank you so much,

Sheryl

## Please remember that parking on the grass is prohibited.

# Running for re-election: Ray Gamble

My name is Ray Gamble and I am running for a seat on the Board of Directors here at Independence Square Townhouses.

I have been serving on the board since 2016. Previously, I served from 2004 until September of 2014 and filled a vacancy on the board for about six months before being elected in 2016. I would like to serve another term with your help.

I have lived here in the townhouses since 1985 and want to keep this a decent and affordable place to live.

For those of you who are new and/or don't know about me, I worked as a night auditor for Holiday Inns for about 15 years, for the IRS for eight years and in a local casino for 12 years. I am now semi-retired.

I hope each and every one of you will put forth the effort to be at the annual meeting and cast your vote. We all need to work together on this and the board needs all the input and support from the members it can get if we are to continue improving the cooperative.

Thank you all for your involvement and hopefully your vote,

Ray Gamble

## Residents can recycle variety of items in bin

Recycling is now as convenient as the bin by the maintenance building.

Residents can deposit all recyclable items in the bin without separating them first.

Here's what you can deposit:

- Paperboard such as empty cereal boxes
- Brown paper bags
- Phone books, catalogues and magazines
- Newspapers
- Paper cardboard, dairy and juice containers
- Bulk mail
- Glass bottles and jars  
Remove and discard lids.
- Aluminum cans
- Plastic bottles and containers #1 - #7  
No plastic bags.

- Tin or steel cans
- Cardboard boxes
- Office and school paper

Here's what cannot be deposited in the recycling bin:

- No batteries
- No bubble wrap
- No chemicals
- No diapers
- No plastic foam containers, cups and packing peanuts
- No food-soiled paper or plastic containers
- No hardbound books
- No household hazardous waste
- No kitchen oils
- No paint
- No plastic bags
- No plastic utensils
- No tires
- No yard waste

## Nominate a Neighbor

Nominate a member who exemplifies the Independence Square spirit of cooperation through his or her thoughtful acts to help others.

One Good Neighbor is recognized every month and receives a \$25 gift card.

### Good Neighbor Nomination

Your name: \_\_\_\_\_

Your address: \_\_\_\_\_

Your phone number: \_\_\_\_\_

I nominate \_\_\_\_\_  
(Please give full name of neighbor your are nominating.)

Neighbor's address: \_\_\_\_\_

Neighbor's phone number: \_\_\_\_\_

***Please understand that phone numbers are necessary so we can talk with both the nominator and the nominee to verify all information. Phone numbers will not be published in the newsletter.***

Explain why you are nominating this person.  
What has she or he done to be a good neighbor?

\_\_\_\_\_

Why does or did your neighbor do this?

\_\_\_\_\_